

## Definition of a rural neighborhood versus a suburban neighborhood

When one or more of the following characteristics exist, it may be indicative that a property is located in a rural neighborhood.

- A neighborhood is under 25% built-up.
- The present land use is identified as 50% or more as vacant land.
- Surrounding properties are located on large parcels of land.
- Comparable sales are located over three (3) miles from the subject property.
- The property is located on a dirt or gravel road and/or a private road.
- There are no curbs, sidewalks, storm sewers and/or streetlights.
- Properties have well and septic systems and central water or sewage facilities do not exist.
- There is no natural gas and a property has propane gas for heating and/or cooking.
- The subject property has a parcel over one (1) acre.
- The neighborhood has agriculture influences such as farms, orchards, horse ranches, barns and stables.
- A property is zoned agriculture, rural or has no zoning.
- Local population is under 5,000 people.
- There is no employment centers, hospitals shopping or bus transportation within a reasonable distance.
- Street scene photos indicated no houses within the photo or photos show barns, stables or crop fields.

The descriptions listed above are basic indicators that a property may be located in a rural neighborhood. This description is being supplied to help a homeowner understand why the appraiser may have determined that a property is located in a rural neighborhood.